

2017-05-18

Falls of Neuse Confirmation Group Meeting #1

Abbott's Creek Community Center

Staff present: Bynum Walter, Jason Hardin, Travis Crane, Ken Bowers, Kyle Little

Members present: Robert Wilson, Randy Ray, Angela Allen, John Purves, Mary Lee Young, Linda Monaghan, Susan Burton, Sam Boyce, Leon Cooke, James Morrison, Will Owens, Kerry O'Sullivan

### **Opening remarks**

- Introduction from Planning Director Ken Bowers and overall introductions
- Question regarding whether the FLUM will be updated; area planning is the process for updating and guiding FLUM policy in the city.
- Photos may not be representative of the actual traffic conditions.

### **Public outreach**

- Email has been forwarded on Nextdoor to 8,800 people.
- Confirmation group is encouraged to spread the word about the planning process.
- Some City emails may be unassumingly sent to recipient 'spam' folders
- The City should send upcoming meeting dates and times to the Confirmation Group
- Confirmation Group emails are considered public information

### **Discussion regarding important qualities of the area**

- Greenspace, natural amenities, Neuse River, Falls Lake
- Respite from commercial south of Durant Road
- Current residential character should remain dominant land use
- Historic nature of the community
- Low density development
- Mainly residential, commercial services are in the area a smaller scale
- New development in the area should be compatible with existing land use, low rise development
- Close proximity to retail, but still primarily residential
- Current parks with the possibilities of new amenities
- Accessibility for the church off of Falls of Neuse Rd (Mt. Pleasant Baptist Church)
- Traffic congested, keep traffic impacts low
- The area is relaxing, calm, quiet and safe
- Greenspace and rural character. The natural/rural character of the area north of Durant Road creates a 'Respite' from the City
- Access to parks
- Nature, trees & birds
- Fresh air
- Trails
- Proximity to water
- Historic context
- Beautiful neighborhoods

- Family 'attitude' – the area is primarily residential from the Water Treatment Plant to the Neuse River
- Residents are 'Invested in the community'. Buyers expect 'no change' to what they 'bought into'
- There are three categories of consideration in regards to future development 1) area character, 2) the environment, and 3) traffic
- Close proximity to retail but the area is not overly 'commercialized'
- The style & architecture of existing residential developments and the new dental office (along Falls of Neuse Road)
- Wooded lots- the proposed congregate care center near Dunn Road is 'tucked away' in the trees

#### **Discussion about the character of different portions of the corridor**

- South of Durant Road would be commercial character area
- Hospital and water treatment plant are considered to be institutional/civic uses
- Raven Ridge to federal land/Old Falls of Neuse Road would be primarily residential
- The northern portion of the character area is considered natural amenity

#### **Discussion regarding potential nonresidential uses/development considerations**

- Offices 2-3 stories, low impact, noise, light. Medical offices servicing WakeMed
- Bike Shop site could Support a small coffee shop or restaurant
- Raven Ridge could support neighborhood servicing residential, similar to the shops at Bedford or the five points area
- Development should preserve trees and blue line streams
- Limit to noise and light pollution, proper scale
- Honor and celebrate natural resources by supporting natural amenities – Raleigh's 'natural playground'
- Development should be convenient and not intrusive
- Tuck new development 'into the trees'
- Conserve trees
- Consider small infill development that is two-stories or less
- Development should be 'tasteful' and complement the community. Residential, office (small professional offices) and small retail (neighborhood service uses) land uses are most desired on undeveloped parcels
- Some developable properties along the corridor may be undesirable for residential uses. Businesses that operate from '9am to 4pm' may be considered
- Consider small medical office uses that can support the growing senior population
- Apartments and townhouses may be considered
- Office developments need access to support services such as small shops, restaurants, etc.
- Consider building scale, appearance, and landscape context.
- Incorporate 'local flavor'- consider the development character of Lafayette Village and Bedford
- Promote architecture that is compatible with the study area context
- The development of Wake Forest is increasing traffic. Minimize negative traffic impacts of new development
- Road expansion projects should be planned comprehensively in conjunction with land use plans
- Limit noise, light and water pollution impacts from proposed developments
- Limit surface parking lots

- Promote walkability
- Mount Pleasant Baptist Church needs access & visibility

**Conclusion**

Project Manager Jason Hardin concluded the meeting with an overview of the project kickoff meeting for Durant Road Middle School on May 24<sup>th</sup>